1	REAL ESTATE AGENCY		
2	BEFORE THE REAL ESTATE COMMISSIONER		
3			
4	In the Matter of the Real Estate License of )		
5			
6	ALAN R BOYER STIPULATED FINAL ORDER		
7	}		
8	}		
9			
10	The Real Estate Agency (OREA) and Alan R. Boyer (Boyer) do hereby agree and		
11	stipulate to the following:		
12	FINDINGS OF FACT		
13	AND		
14	CONCLUSIONS OF LAW		
15	1.		
16	1.1 At all times mentioned herein, Boyer was licensed as a property manager doing		
17	business under the registered business name of Reliance Property Management, Inc.		
18	(Reliance).		
19	1.2 On March 29, 2011, OREA received a complaint from Charles Berry (Berry)		
20	alleging that Reliance employee, Dawn Leavens (Leavens), allowed his estranged wife to sign		
21	his name on a lease agreement for tenancy at 8921 Waverly Dr, Tigard, Oregon.		
22	1.3 Boyer failed to ensure that Leavens was properly associated with Reliance		
23	Property Management after Leavens obtained her property manager license.		
24	Violation: OAR 863-015-0045(5) (4/13/07 Edition), which requires that a property		
25	manager working for another property manager have written permission to work under that		
26 07	registered business name.		
27	1.4 Boyer failed to include in his written company policy the effective date and the		
28	duties, responsibilities, supervision, and authority for a licensed property manager employed by		
29	him, including any authority to negotiate tenant rental and lease agreements.		
30	///		

, I

Ì

Violation: OAR 863-025-0015(2) & (3)(a) (4/13/07 Edition), which requires that each
property manager develop written policies for persons and activities conducted under their
license, which include the effective date of the policy and defines the duties an employee of the
property manager has the authority to do.
2

L

OREA reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

## **STIPULATION & WAIVER**

i

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by OREA and further, the order which follows hereafter. I understand that the findings of fact, conclusions of law and this stipulation and waiver embody the full and complete agreement and stipulation between OREA and me. I further understand that if I do not agree with this stipulation I have the right to request a hearing on this matter and to be represented by legal counsel at such a hearing. Hearings are conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily waive my rights to a hearing, to representation by legal counsel at such a hearing, and to judicial review of this matter.

I hereby agree and stipulate to the above findings of fact and conclusions of law and understand that the order which follows hereafter may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an amended notice of intent may be issued in this matter. I understand that, per ORS 696.445(3), notice of this order shall be published in the Oregon Real Estate News Journal.

III

	' '	· 1
		· · · · · · · · · · · · · · · · · · ·
1		ORDER
2	IT IS HEREBY ORDERED that Boyer	shall be, and hereby is, reprimanded.
3		
4	IT IS SO STIPULATED:	IT IS SO ORDERED:
5	$\cap$	
6		
7	Allak_	
8	ALAN KOYER	
9	Date 4/25/2012	Real Estate Commissioner
10	Date <u>1/25/2012</u>	Date 6,29,12
11		
12		DATE of service: 6.29-12
13		
14		
15		
16		
17		
18		
19		
20		
20		
22		
22		
24		
24 25		
26 27		
27		
28		
29		
30		

•.